

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

306/40 Burgundy Street, Heidelberg Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$600,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Heidelberg

Period - From

01/04/2026

to

30/06/2026

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1008/443 Upper Heidelberg Rd IVANHOE 3079	\$557,000	06/02/2026
2	405/40 Burgundy St HEIDELBERG 3084	\$650,000	15/11/2025
3	1108/443 Upper Heidelberg Rd IVANHOE 3079	\$582,500	14/11/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

21/07/2026 10:51



2
 2
 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000

Median Unit Price

June quarter 2026: \$640,000

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Comparable Properties



1008/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

2
 2
 2

Price: \$557,000

Method: Private Sale

Date: 06/02/2026

Property Type: Apartment



405/40 Burgundy St HEIDELBERG 3084 (REI)

Agent Comments

2
 2
 2

Price: \$650,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Apartment



1108/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

2
 2
 2

Price: \$582,500

Method: Private Sale

Date: 14/11/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888